

FOR  
SALE



8 Stratford Road, Bobblestock, Hereford HR4 9TW

£328,250 - Freehold

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## PROPERTY SUMMARY

Situated in this popular residential location, a 4 bedroom link detached house offering ideal family accommodation. The property has the added benefit of a superb modern kitchen, recently installed Worcester Bosch gas central heating boiler, driveway parking, garage, gardens to the rear and we highly recommend an internal inspection.

## POINTS OF INTEREST

- *Popular residential location*
- *4 Bedroom link detached house*
- *Gas central heating & double glazing*
- *Ideal family accommodation*
- *Driveway parking & garage*
- *No onward chain*
- *Must be viewed!*



## ROOM DESCRIPTIONS

### **Porch with composite front entrance door leading into the**

#### **Entrance Hallway**

Wooden flooring, radiator, recessed spotlighting, smoke alarm, useful coat storage, carpeted stairs leading to the first floor, gas central heating thermostat and doors to

#### **Downstairs storage cupboard**

With opaque double glazed window to the front aspect and part-tiled surround.

#### **Living Room**

Fitted carpet, 2 radiators, feature woodburning stove with oak mantel over, double glazed patio doors leading out to the decked area and double glazed window to the rear aspect and door leading through to the

#### **Superb Kitchen/Breakfast Room**

Fitted with matt blue wall and base units, ample worksurfaces, 1½ bowl sink and drainer unit with mixer tap over, integrated oven and microwave, 4-ring induction hob with integrated extractor, integrated fridge/freezer, integrated dishwasher, space and plumbing for washing machine, central island with breakfast bar, cupboard and drawers and under-counter space for wine/drinks cooler, recessed spotlighting, exposed beam, wooden flooring, wall mounted Worcester Bosch gas central heating boiler, double glazed window to the front aspect, radiator, double glazed door to the side and 2 sets of French doors leading into the Living Room and

#### **Conservatory**

Wooden flooring, double glazed door leading out to the decked area, double glazed windows with fitted blinds.

#### **First floor landing**

Fitted carpet, loft hatch, smoke alarm and doors to

#### **Bedroom 1**

Fitted carpet, radiator, double glazed window to the front aspect and opening into the wardrobe space - perfect for conversion to an en-suite.

#### **Bedroom 2**

Fitted carpet, radiator, double glazed window to the front aspect and built-in storage cupboard over the stairs.

#### **Bedroom 3**

Fitted carpet, double glazed window to the rear and radiator.

#### **Bedroom 4**

Fitted carpet, double glazed window to the rear and radiator.

#### **Bathroom**

Suite comprising panelled bath with mains fitment shower over and glass bi-folding screen, low flush WC, pedestal wash hand-basin, radiator, vinyl flooring, opaque double glazed window to the rear aspect.

#### **Outside**

To the front of the property there is a paved driveway providing off-road parking for 2 vehicles with a stone border for easy maintenance. Paved steps and a decked ramp lead down to the front door. There is access to the GARAGE with electric roller door. A fenced and paved pathway to the side of the property leads to the rear garden. To the rear of the property there is a raised decked area providing views across Herefordshire and there are concrete steps leading down to the remainder of the garden which is mainly laid to lawn with a timber storage shed and all enclosed by fencing to maintain privacy.

#### **Services**

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

#### **Outgoings**

Council tax band D - payable 2024/25 £2307.34

Water and drainage - metered supply.

#### **Money laundering regulations**

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

#### **Viewing**

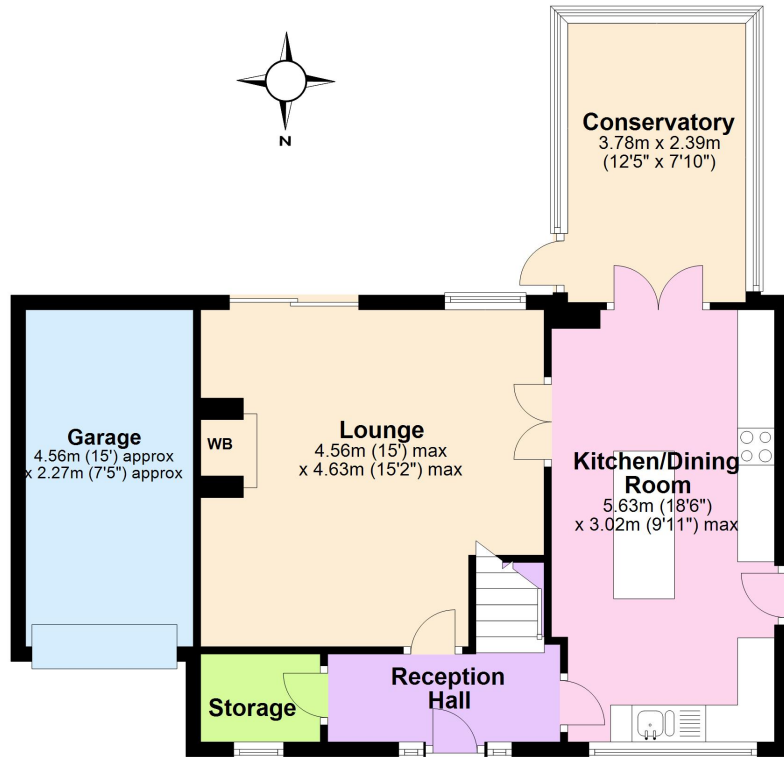
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

#### **Directions**

Proceed west out of Hereford on the Whitecross Road and continue to the Monument roundabout and take the 3rd exit onto Three Elms Road. Continue along Three Elms Road taking the right hand turn towards Sandown Drive. Then take the 1st left turning onto Kempton Avenue and then take the 2nd left turning onto Wetherby Drive and the 1st right turning onto Stratford Road and the property is located on the right hand side at the end of the cul-de-sac. What3words - spared.thus.bleat

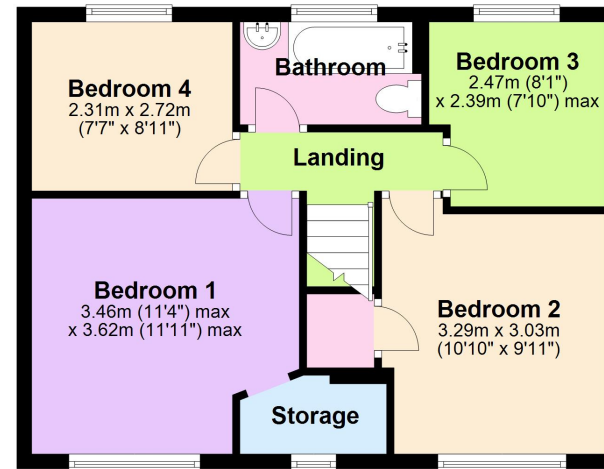
### Ground Floor

Approx. 64.8 sq. metres (697.8 sq. feet)



### First Floor

Approx. 45.0 sq. metres (484.5 sq. feet)



Total area: approx. 109.8 sq. metres (1182.3 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

**8 Stratford Road, Hereford**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	86	89
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			